

I. RESIDENTIAL [R1-R3]

1. GROUP RESIDENTIAL PERMITTED USE

Allow group residential by CUP in less intense R zones, and as a permitted use in R3 and R4 zones

2. DUPLEXES

Adjust duplex FAR to 0.5.

II. TRANSITION AREAS [R4, RM1]

1. MINIMUM LOT SIZE TOWNHOME

Reduce townhouse lot size in all zones to 1400 square feet, and adjust site development regulations to allow three story units on smaller lots.

2. MINIMUM LOT SIZE URBAN RESIDENTIAL

Using site development regulations for townhouse as a reference, modify R2B to allow smaller houses on smaller lots.

3. MISSING MIDDLE OPEN SPACE REQUIREMENT

Strike subsection B of section 23-3D-4020.

III. CENTERS AND CORRIDORS [M/MU/MS/CC/DC/UC]

1. DRAINAGE/ON-SITE DETENTION

- 23-3C-7050 Add item "(C) Properties located within a Regional Center Zones that are less than 2 acres shall be exempt from the requirements of Section 23-9E-3010(B)(2)"
- 23-3C-6050 Add item "(D) Properties located within Main Street Zones that are less than 2 acres shall be exempt from the requirements of Section 23-9E-3010(B)(2)"

IV. AFFORDABLE HOUSING

1. INTERNAL ACCESSORY DWELLING UNITS

Language TBD

V. NON-ZONING

1. CO-HOUSING DEFINITION:

CO-HOUSING A residential development of **three** or more sleeping units in which sleeping units are separate and detached from **a single dwelling or sleeping unit** with common areas that include kitchen, laundry, and other shared facilities. Includes cooperative housing. For the purpose of calculating density, each sleeping unit in a co-housing use equates to a dwelling unit. Each sleeping unit may be occupied by no more than ~~two~~ **6** unrelated individuals.

2. GROUP RESIDENTIAL DEFINITION:

GROUP RESIDENTIAL. The use of a site for occupancy by a group who are not a family on a weekly or longer basis in which sleeping units are separate from, but located in the same building with, common areas that include kitchen, laundry, and other shared facilities. This includes, but is not limited to, fraternity and sorority houses, dormitories, residence halls, boarding houses, and cooperative housing. For the purpose of calculating density, each sleeping unit in a co-housing use equates to a dwelling unit. Each sleeping unit may be occupied by no more than ~~two~~ **6** unrelated individuals.

3. SLEEPING UNIT DEFINITION

SLEEPING UNIT. A ~~room~~ **quarters** or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such ~~rooms~~ **quarters** and spaces that are also part of a dwelling unit are not sleeping units.

4. IMPERVIOUS COVER EXPEMTIONS

For all residential zones, the following should be excluded from impervious cover calculations:

- Artificial grass surfaces, such as synthetic turf, that have a permeable backing that allows water to permeate the material and filter down to the soil;
- Pervious technology (including pervious concrete and porous pavement);
- Unpaved portions of driveways (including the unpaved portions of ribbon driveways);
- Uncovered wooden deck that has drainage spaces between the deck boards and is located over a pervious surface

VI. PROCESS

1. RULES COMMITTEE

1. Create a transparent, new process for criteria manuals whereby a committee of the LDC revision team, departmental representatives, and the city auditor reviews for consistency and resolves interdepartmental conflicts prior to final adoption of a manual update.

2. Develop a standardized list of requirements for criteria manuals that includes:

- a. A unified semi-annual adoption schedule across all departments
- b. Determine a centralized location, such as the Development Services Department, whereby notices, posted drafts, and posted final manuals are collect and displayed
- c. Departments must include an impact statement for proposed rules which includes, but is not limited to:
 - i. Potential added costs to the city and the customer
 - ii. Impact on affordability of all types of development
 - iii. Impact on health and safety
 - iv. Resources required to implement and enforce
 - v. Primary policy that the rule is intended to implement or enforce

2. NEIGHBORHOOD PLAN AMMENDMENTS

The responsible director may accept an application to amend a neighborhood plan recommendation relating to an individual property throughout the year.